Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Chesterfield County

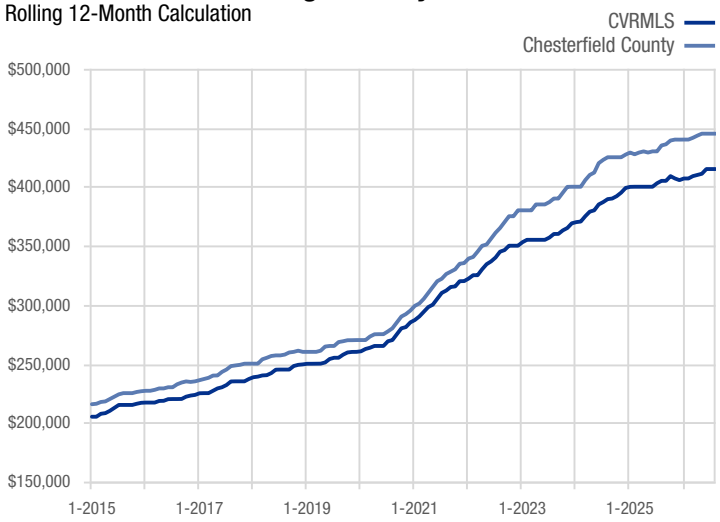
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	455	**415**	- 8.8%	3,907	**3,960**	+ 1.4%
Pending Sales	355	**343**	- 3.4%	3,083	**3,120**	+ 1.2%
Closed Sales	391	**372**	- 4.9%	2,952	**3,065**	+ 3.8%
Days on Market Until Sale	23	**22**	- 4.3%	26	**25**	- 3.8%
Median Sales Price*	$450,000	**$453,975**	+ 0.9%	$440,000	**$450,000**	+ 2.3%
Average Sales Price*	$510,158	**$511,849**	+ 0.3%	$499,471	**$504,621**	+ 1.0%
Percent of Original List Price Received*	99.4%	**99.6%**	+ 0.2%	100.1%	**100.2%**	+ 0.1%
Inventory of Homes for Sale	727	**709**	- 2.5%	—	**—**	—
Months Supply of Inventory	2.0	**1.9**	- 5.0%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	109	**152**	+ 39.4%	884	**1,058**	+ 19.7%
Pending Sales	73	**97**	+ 32.9%	600	**705**	+ 17.5%
Closed Sales	103	**83**	- 19.4%	596	**619**	+ 3.9%
Days on Market Until Sale	30	**57**	+ 90.0%	39	**48**	+ 23.1%
Median Sales Price*	$376,990	**$391,590**	+ 3.9%	$379,950	**$379,995**	+ 0.0%
Average Sales Price*	$372,781	**$383,841**	+ 3.0%	$374,371	**$384,190**	+ 2.6%
Percent of Original List Price Received*	98.2%	**96.6%**	- 1.6%	98.7%	**97.9%**	- 0.8%
Inventory of Homes for Sale	260	**286**	+ 10.0%	—	**—**	—
Months Supply of Inventory	3.6	**3.5**	- 2.8%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

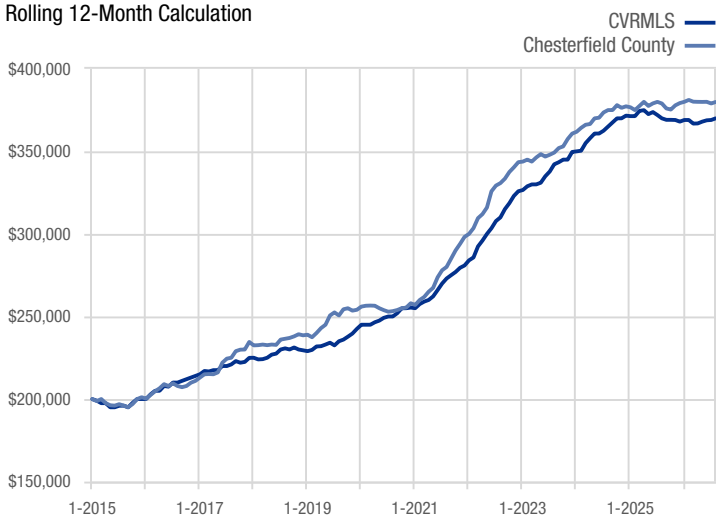
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.